



GROSS INTERNAL AREA
FLOOR 1: 2637 sq ft, FLOOR 2: 153 sq ft, FLOOR 3: 220 sq ft
EXCLUDED AREAS: PORCH: 44 sq ft
TOTAL: 3010 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 38 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Corlan Y Defaid
Llanfynydd, Wrexham, Flintshire
LL11 5HG

Price
£595,000

A deceptively spacious four bedroom detached bungalow with excellent self contained one bedroom annexe, delightful gardens and paddock, the whole extending to approximately 1.5 acres. Located on the fringe of this small village community, with popular inn and restaurant and beautiful views over the surrounding rolling countryside. This individual designed property affords very adaptable living accommodation with scope to utilise the annexe for a dependent relative, extended family use or possibly as a holiday let to generate an additional income. It's been maintained to a high standard and the accommodation is centred around an impressive reception hallway. In brief comprising: porch, reception hall, dual aspect living room, dining room, kitchen with oak units, bedroom one with built wardrobes and ensuite, three further bedrooms (bedroom four with adjoining study) and family bathroom with four piece suite. ANNEXE comprising: spacious living/dining room, kitchen and utility room, upper level study/rear hallway and first floor bedroom with ensuite. Double glazing and oil heating.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Llanfynydd is a small rural village standing in the heart of rolling countryside between the villages of Ffrith, Cymau and Treuddyn. There is a popular inn with restaurant and a church in the village and whilst enjoying a secluded rural setting, the area is within easy reach of larger centres of employment at Wrexham, 7 miles and Chester, approximately 13 miles.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE PORCH**

Enclosed front entrance porch with sliding double glazed outer door, double glazed windows, pitched polycarbonate type roof covering, power points, wall light point and glazed inner door to reception hall.

RECEPTION HALL

Laminate wood effect flooring, double panelled radiator, deep coved ceiling, built in cloaks cupboard and part glazed twin doors inner doors leading through to the large inner hallway.

LIVING ROOM

4.83m x 4.80m (15'10" x 15'9")



A well lit room with two double glazed bay windows to the front and side aspects with views over the surrounding countryside, feature mahogany style fireplace with marble insert and hearth and coal effect electric fire, continuation of the laminate wood effect flooring, deep coved ceiling, three wall light points, TV aerial point and two double panelled radiators.

**DIRECTIONS**

From the Agent's Mold office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the third exit onto the A541 Wrexham Road. Follow this road for approximately three miles and to the centre of Pontblyddyn village and turn right immediately after the petrol station onto the A5104 Corwen Road. Proceed up the hill and through Pontybodkin and take the left turning after approximately one mile thereafter signposted for Llanfynydd. Follow the road through the set of traffic lights and into Llanfynydd. Continue through the village centre, passing The Cross Keys Inn, whereupon the Corlan y Defaid is the last property on the left hand side.

LOCATION PLAN

For identification purposes only.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

MATERIAL INFORMATION

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller

should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AML**AML - ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

UTILITY

3.07m x 2.06m (10'1" x 6'9")
 Fitted with base and wall cupboards, wood effect worktops, oil fired central heating boiler serving the main living accommodation, tiled floor, radiator, double glazed window and double glazed exterior door.

STUDY/REAR HALLWAY



Double glazed window to the rear with matching exterior door, built in double cupboard housing a second oil fired boiler serving the annex accommodation. Double panelled radiator and turned staircase leading up to the bedroom.

BEDROOM



Velux double glazed roof light, UPVC double glazed window to the side gable with rural aspect. Large built in pine wardrobes, TV aerial point and two double panelled radiators.

EN SUITE

1.96m x 1.57m plus shower (6'5" x 5'2" plus shower)
 Comprising vanity wash basin, shower cubicle with mains shower valve and low flush WC. Part tiled walls, chrome towel radiator, extractor fan and double glazed window.

EXTERNALLY

The property is approached via a ranch style gate leading to a wide gravelled driveway which provides parking for several cars.

FRONT GARDEN

Informal lawned gardens extend to the front of the property with mature hedging to the roadside and deep well stocked shrubbery borders providing an abundance of colour throughout the seasons. Outside light and tap. Access to the side of the property leading through to the rear garden.

REAR GARDEN

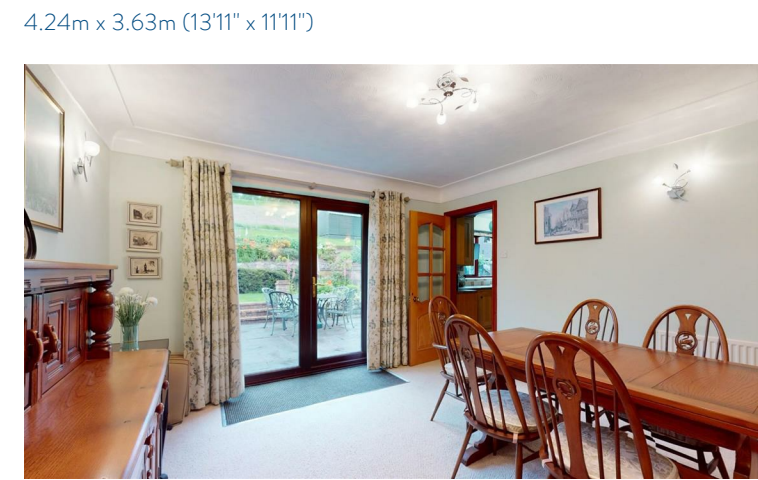


A delightful split level garden which has been developed over many years to provide mature setting with lawned areas, deep and particularly well stocked shrubbery borders, a large paved patio area to the lower part and matching steps and pathways leading up to further seating areas. Timber framed/clad summer house, solar shed and further garden store to the top right hand corner of the garden. Access from the upper part of the garden leads into the paddock. Outside tap and lights, and oil tank.

PADDOCK

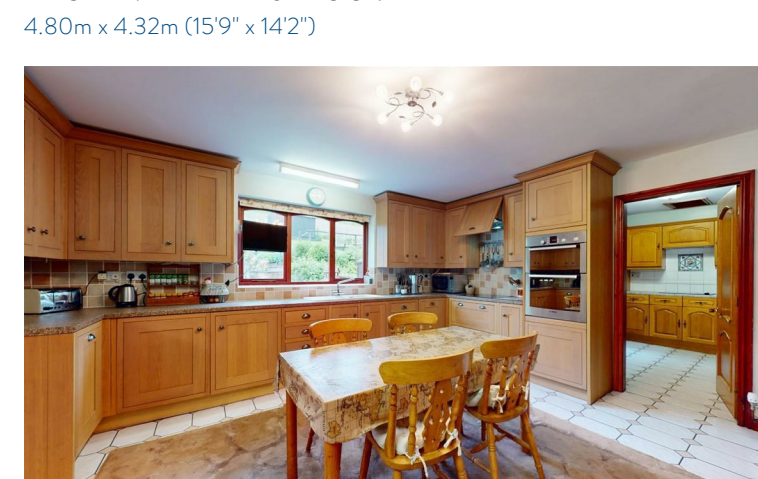


DINING ROOM



UPVC double glazed window and French door to the rear elevation with views over the garden and hillside, deep coved ceiling, three wall light points, panelled radiator and internal glazed door to the kitchen.

KITCHEN BREAKFAST ROOM



A well appointed kitchen fitted with an attractive range of 'in frame' style oak fronted base and wall units with contrasting mottle effect work surfaces with inset white enamel sink unit with preparation bowl and mixer tap. Integrated appliances comprising ceramic hob with concealed extractor hood, double electric oven and dishwasher, Tiled floor, two panelled radiators, double glazed window overlooking the garden, space for fridge/freezer and breakfast bar. Internal door leading through to the second kitchen/annex.



INNER HALLWAY



A large central inner hallway with two large built storage cupboards to either side with folding door fronts, loft access, laminate wood effect flooring, two wall light points, two radiators and sun pipe providing natural lighting.

BEDROOM ONE



Fitted wardrobe units with matching bedside cabinets and high level cupboards, double glazed window to the front and radiator.

EN SUITE

2.72m x 2.06m (8'11" x 6'9")



A modern en suite shower room with fitted cabinets comprising corner shower cubicle with mains shower valve, vanity wash basin with white cupboards and drawers beneath and WC with concealed cistern. Attractive part tiled walls, matching laminate tile effect flooring, chrome towel radiator, shaver point, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

4.17m x 3.86m (13'8" x 12'8")



A double size room with double glazed window overlooking the rear garden, fitted wardrobe units to one wall and radiator.

BEDROOM THREE

3.35m x 3.00m (11' x 9'10")



Double glazed window to the rear and radiator.

BEDROOM FOUR/STUDY

3.35m x 2.92m (11' x 9'7")



UPVC double glazed French doors leading through to the sunroom.

SUNROOM

3.23m x 1.96m (10'7" x 6'5")



Built on a brick base with dark wood effect UPVC double glazed windows and matching exterior door and polycarbonate type roof

covering. Tiled floor, electric heater and power points.

FAMILY BATHROOM

3.84m x 1.93m plus shower (12'7" x 6'4" plus shower)



A spacious bathroom fitted with a five piece suite comprising corner shaped bath, shower enclosure with sliding screen and electric shower unit, pedestal wash basin, low flush WC and bidet. Part tiled walls, tile effect laminate flooring, double panelled radiator and double glazed window with frosted glass.

ANNEXE

A spacious one bedroom annexe with accommodation over three levels and with benefit of independent front access from the drive. Considered ideal for a dependant relative, extended family use or possibly as a holiday let to provide an additional income. Comprising:

LIVING/DINING ROOM

6.73m x 4.72m (22'1" x 15'6")



A spacious open plan living/dining room with two low level double glazed bay windows to the front with views across the surrounding hillside and further UPVC double glazed window to the side gable. Feature open fireplace surround with inset mirror and tiled hearth, four wall light points, three double panelled radiators,

exterior door to the driveway and TV aerial point. Staircase leads up to the study/rear hallway.



KITCHEN

3.28m x 2.79m (10'9" x 9'2")



Fitted with a range of oak fronted base and wall units with mottled effect work surfaces, inset sink unit with preparation bowl and mixer tap, tiled splashback, double electric oven, ceramic hob, cooker hood, plumbing for dishwasher and washing machine. Double glazed window to the front overlooking the driveway, double panelled radiator, space for fridge/freezer and tiled floor. Glazed inner door to utility.

